

ENTRANCE HALL Doors off, stairs to first floor, door to garage, radiator.

GROUND FLOOR CLOAKROOM Obscured double glazed window to front, WC, hand basin with tiled splashback, radiator.

KITCHEN 12' 10" x 11' 5" (3.91m x 3.48m) Double glazed window to front, double glazed door to side, range of built-in wall and base units with drawers under, rolled edge worktop surface over and tiled splashback. Stainless steel one and a half sink unit and mixer tap, plumbing and space for washing machine, space for fridge, cooker, radiator.

LIVING ROOM 19' 4" x 12' 0" (5.89m x 3.66m) Open plan to dining room, door to kitchen, open fire with brick surround, two radiators.

DINING ROOM 16' 1" x 10' 11" (4.9m x 3.33m) Double glazed window to side and patio doors to garden.

FIRST FLOOR LANDING Double glazed window to side, doors off, airing cupboard housing hot water tank, Vaillant boiler and shelving, radiator.

BEDROOM ONE 12' 3" x 11' 7" (3.73m x 3.53m) Double glazed window to rear, double built-in wardrobe with matching dressing table, bed side tables and vanity unit with sink, shelving, radiator.

BEDROOM TWO 9' 10" x 9' 5" (3m x 2.87m) Double glazed window to front, double built-in wardrobe with shelving and hanging, radiator.

BEDROOM THREE 9' 5" x 7' 5" (2.87m x 2.26m) Double glazed window to rear, radiator.

BEDROOM FOUR 7' 10" x 7' 7" (2.39m x 2.31m) Double glazed window to front, double built-in wardrobe with shelving and hanging, radiator.

BATHROOM Obscured double glazed window to side, four piece suite comprising WC, hand basin inset to vanity unit with in-built storage, bath and walk in shower cubicles with tiled splashback, inset spotlights to ceiling.



PARKING AND GARDENS To the front of the property is a driveway providing off road parking leading to an integral tandem length garage (32' x 9'2") with up and over door and power and light connected. Gated side access.

Mainly laid to lawn and enclosed by fencing, paved patio, various flowers and shrubs set to borders and beds, vegetable growing area, timber shed.

LOCATION AND FACILITIES Willingham is located approximately 12 miles northwest of Cambridge and offers excellent access into Cambridge via the recently expanded and improved A14, which leads onto M11 south and A1 north. Popular for both cyclist and runners, the guided busway also provides a well-used cycle path parallel to the bus route. This is a direct route into Cambridge and stops at Cambridge North, city centre and Addenbrooke's. With a Tesco superstore, petrol station and precinct of shops in nearby Bar Hill.

The village is very well served with facilities including two village stores, three public houses, bakery, butchers and farm shop, doctor's surgery, primary school, post office, antique and new furniture sale hall with tea rooms and opened in 2021, a outside eatery which specialises in tapas, also a number of small businesses are located along its bustling High Street. There is also a recreation ground with football pitches and sports pavilion, a community centre, social club and three public houses – The Duke of Wellington, The Bank which was the first micro pub to open in the county and The Porterhouse Pub.

The local primary school is located in the village and has recently been rated as 'Good' by Ofsted making it an ideal location for a young family. In addition, the village is in the catchment area for Cottenham Village College and Sixth Form and the recently opened Northstowe Secondary School.



23 Church Street Willingham CB24 5HS
Telephone: 01954 260940
Email: jeremy.t@hockeys.co.uk

www.hockeys.co.uk

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15 Station Road, Willingham,
Cambridge, CB24 5HF

Freehold

An individual and extended, four bedroom home situated within the heart of this sought after village.

The accommodation includes a generous hall way, kitchen/breakfast and an extended living/dining room.

There are four bedrooms and a family bathroom on the first floor.

The generous garden is perfect for a family and there is the added advantage of a tandem length garage.



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